

**TOWN OF EAST WINDSOR
INLAND WETLANDS WATERCOURSE AGENCY**

Regular Meeting – June 1, 2011

*******Draft Document – Subject to Commission Approval*******

CALL TO ORDER: Chairman Ceppetelli called the Meeting to order at 7:00 p.m. in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT.

ESTABLISHMENT OF QUORUM:

Present: Regular Members Michael Ceppetelli (Chairman), Michael Koczera, Richard Osborn, Ronald Savaria, Robert Slate, and Alternate Members Alan Baker (arrived at 7:05 p.m.), and Ronald Hocutt.

Unable to Attend: Regular Members John Malin and Michael Sawka, and Alternate Member Kathryn Roloff.

Guests: Selectman Richard Pippin (Inland/Wetlands Liaison); Kathy Pippin, Board of Finance.

Chairman Ceppetelli noted the establishment of a quorum with five Regular and one Alternate Member initially; Alternate Member Baker joined the Board at 7:05 p.m. All members present will sit in on discussion and votes this evening.

Also in attendance was Wetlands Agent/Zoning Enforcement Officer Robin Newton.

AGENDA ADDITIONS:

MOTION: To ACCEPT the Agenda Addition of: **NEW APPLICATION TO BE RECEIVED: #08-2011: GERRY WILCOX – 50 Newberry Road, Request for permit for regulated activities – to include construction of a concrete block wall and the construction of a detention basin for the expansion of equipment storage and trailer parking by filling of approximately 2,150 square feet of wetlands and creating 2,150 square feet of wetlands. This property is located on Newberry Road; nearest intersection is Thompson Road. Assessor's Map 092, Block 19, Lot 004. (65 day application period ends August 5, 2011).**

Savaria moved/Osborn seconded/

VOTE: In Favor: Unanimous (Ceppetelli/Koczera/Osborn/Savaria/Slate/Hocutt)

Opposed: No one

Abstained: No one

**TOWN OF EAST WINDSOR
INLAND WETLANDS WATERCOURSE AGENCY
Regular Meeting – June 1, 2011**

2

APPROVAL OF MINUTES – May 4, 2011:

MOTION: To APPROVE the Minutes of Regular Meeting dated May 4, 2011 with the following corrections:

Page 7, Line #305, GENERAL BOARD DISCUSSION: “Commissioner Slater SLATE questioned how high an applicant can pile material?”

Osborn moved/Savaria seconded/

VOTE: In Favor: Cepptelli/Koczera/Osborn/Savaria/Slate/

Opposed: No one

Abstained: Hocutt

NEW PUBLIC HEARINGS:

None.

NEW BUSINESS: #04-2011 – NEWBERRY ROAD ENTERPRISES, LLC: Wetlands Restoration/Expansion of Volume Reduction Facility. This property is located at 68 Newberry Road, nearest intersection being Craftsman Road. Assessor’s Map 093, Block 19, Lot 006. (65 day application period ends June 10, 2011):

Chairman Ceppetelli read the description of this Item of Business. Appearing to discuss this Application were Guy Hesketh, of F. A. Hesketh & Associates, who assisted the Applicant with his proposal, and the applicant, Steve Dearborn.

LET THE RECORD SHOW Alternate Member Baker arrived at 7:05 p.m.

Mr. Hesketh suggested there are two components to this Application:

- 1) **the reconfiguration of the existing Volume Reduction Facility:** The Applicant wants to increase the area shown as crosshatched in yellow on the plan. This area is part of what’s being proposed in the upland review area. They are looking to add a water quality basin to be fed by a swale which is also located in the upland review area
- 2) **wetlands restoration:** Shown in orange on the plan.

Mr. Hesketh indicated they are working with the Department of Environmental Protection (DEP) regarding compliance with the Volume Reduction Facility for which they have an application pending before the Planning and Zoning Commission (PZC). They will be taking in clean wood and brush which is being shredded into mulch. They have a General Permit from the Connecticut DEP to take in this material and process same under the Volume Reduction Facility. Mr. Hesketh maintains the Applicant is operating a permitted facility. Other activities occurring within the site are storage of topsoil, recycled amesite, and processed wood mulch.

Mr. Hesketh indicated they are proposing to strip off the topsoil, construct a staging area with gravel and reclaimed asphalt, and construct a riprap lined swale along the perimeter of the site. They will also construct recycled material piles, and are proposing construction of a water quality basin to

**TOWN OF EAST WINDSOR
INLAND WETLANDS WATERCOURSE AGENCY
Regular Meeting – June 1, 2011**

3

control run off from the site. Mr. Hesketh indicated they must treat 1" of the run off but they have chosen to treat 3 1/2". They will restore "this" area and the farm access road which leads to the irrigation pond which was built 3+/- years ago – everything except the pond – to a pre-disturbance condition. The area will be restored to a wetlands-type environment. George Logan looked at the site and gave a plan for restoration, they have also submitted a list of plants on the plans. They will put in boulders to create a border around the wetlands.

They are proposing installation of silt fence on the downstream area on the east side of the subject property. There will be erosion control within the swale. The water quality basin is proposed to be 350% larger than the minimum DEP requirements.

Mr. Hesketh noted he had received comments from Staff. In response, he has submitted revised plans. Mr. Hesketh suggested he feels the issues raised by Staff have been adequately addressed.

Chairman Ceppetelli queried Commissioners for comments.

Commissioner Savaria referenced comments #1 and #2 (which suggest "the proposed grades are the grades that existed in the area prior to disturbance of the area and excavation of the pond.....") of Mr. Hesketh's memo (dated 5/25/2011) which was issued in response to Wetlands Agent Newton's memo dated 4/14/2011; he questioned how the Commission would know that was correct? Mr. Hesketh replied that Landmark Surveys prepared plans of the existing topos prior to construction; they have superimposed those grades on the plans prepared by F. A. Hesketh and Associates - which are the plans the Commission is reviewing.

Commissioner Savaria questioned if comments from David Askew, of the Hartford County Conservation District, have been received? Wetlands Agent Newton reported that almost all of the issues raised in her memo of 4/14/2011 have been addressed, except for the bond estimate which was to have been submitted to the Commission. The bond estimate has not yet been received. Wetlands Agent Newton reported that Mr. Hesketh's response memo and revised plans were received this previous Thursday (May 26th) and were sent to David Askew, because of the Memorial Day holiday David Askew received that material today (June 1st). Mr. Askew has not yet had an opportunity to review the material. Wetlands Agent Newton reiterated that Mr. Askew's review, especially for the remediation area, is critical. She noted Mr. Askew hopes to be able to visit the site in the next week. Chairman Ceppetelli indicated the Commission will need to receive an extension of the Application from the Applicant to allow them to review Mr. Askew's comments.

Wetlands Agent Newton advised the Commission that Town Engineer Norton's memo was received at 4 o'clock today. She READ TOWN ENGINEER NORTON'S MEMO INTO THE RECORD. In general, Town Engineer Norton is satisfied with what's being proposed. Wetlands Agent Newton felt that one of the reasons Town Engineer Norton isn't as concerned as he might be is that all the run off is being collected into the water quality basin and then being directed into the swale.

Commissioner Savaria suggested that during his site visit he found the existing operation to be neat and clean; he hoped that the expansion would be maintained to the same quality.

**TOWN OF EAST WINDSOR
INLAND WETLANDS WATERCOURSE AGENCY
Regular Meeting – June 1, 2011**

4

Chairman Ceppetelli returned discussion to the submission of a bond estimate. Mr. Hesketh suggested that typically they would prepare a bond estimate after completion of the Commission's comments, and it is done with the Town Engineer. Mr. Hesketh suggested they would like to work with Staff to determine the amount of the bond. Chairman Ceppetelli felt the Commission would want to know the amount of the bond before considering approval, but he would look to comments from the Commissioners regarding this issue.

Chairman Ceppetelli recalled that Mr. Hesketh had mentioned 3 1/2" of stormwater could be handled; he questioned what size storm that would be related to? Mr. Hesketh indicated they have prepared calculations up to a 100 year storm. With regard to the water quality basin the calculation is for less than 1" but the hydrological calculation is larger. The basin has been designed for a 100 year storm which gives them larger volume. Chairman Ceppetelli felt it would depend on the materials in the different areas. Mr. Hesketh suggested they used a compacted gravel surface for their calculations; they didn't calculate for mulch, "which would be less".

Chairman Ceppetelli noted that previously the Commission had requested installation of jersey barriers to prevent sprawl; he questioned where the barriers have been shown on the plan? Mr. Hesketh suggested mafia blocks have been shown on the plan on the south perimeter.

Commissioner Savaria noted that on the plans before the Commission this evening the proposed and existing grades are identified differently than they were on previous plans; on the previous plan they were dashed, now they are solid. He requested that the identifications be clarified.

Commissioner Savaria questioned that there has been a new delineation of wetlands in the northwest corner? Mr. Hesketh suggested the delineation of the wetlands was done by George Logan for another surveyor for another property owner, and that delineation was placed on this plan, and staked in the field. Mr. Hesketh felt that information will be reviewed. Wetlands Agent Newton concurred, noting the delineation has been staked, and will be reviewed by David Askew. Mr. Dearborn strongly objected to Mr. Askew's review; he felt George Logan knew what he was doing and by having the information checked the Commission was calling Mr. Logan a liar. He felt the Commission was holding up his approval this evening. Chairman Ceppetelli reiterated the need for the bond estimate as well as the information from David Askew. Wetlands Agent Newton clarified that her request for information began at the Commission's April Meeting; no information was received at the next Commission Meeting (May). She had advised Mr. Dearborn's engineer if he had revised plans to come in and discuss them with the Commission. With regard to review by David Askew, Wetlands Agent Newton reported Mr. Askew visits applicant's sites all the time. As an example, an application was received from the (East Windsor) Cemetery Association recently; Mr. Askew reviewed that site as well. Wetlands Agent Newton reported that George Logan was the reason the line was being reviewed. He had commented in the Planning Office before a Commissioner and an office secretary that he wasn't sure if that line was accurate. It's standard practice for David Askew to review sites at the Commission's request.

Commissioner Savaria noted that to the west of the remediation area, next to the Wilcox's road, there seems to be berm proposed near the Wilcox property. He questioned that in that area the site is being lowered, and the swale created? Mr. Hesketh reported they are proposing to remove material

**TOWN OF EAST WINDSOR
INLAND WETLANDS WATERCOURSE AGENCY
Regular Meeting – June 1, 2011**

5

back to the existing grade. George Logan will be in the field to be sure it's returned to the pre-disturbed condition. The intent is to remove the road to restore the area to the pre-graded condition.

Commissioner Savaria suggested that to the east of the detention basin the plan is confusing. It appears that the wetlands delineation crosses over itself near Phase III. Mr. Hesketh suggested the base map was prepared by the surveyor, and isn't specific/pertinent to this application. Mr. Hesketh suggested he will review the mapping.

Commissioner Savaria referenced the reclaimed materials/millings. The memo said you will be placing clean fill; explain please. Mr. Hesketh suggested these are proposed spot grades. The intention is to strip 1 ½" of material; they are exaggerating the grades in some areas. They will have to put in 18" of material.

Chairman Ceppetelli referenced Mr. Hesketh's memo of 5/25/2011, specifically item #3, page 2, (Mr. Hesketh's response to Town Engineer Norton's comments of 5/4/2011.) Item #3 notes the revised plans show a silt fence on the north property line of the Wilcox property – at which point the Applicant is proposing to create the swale. The Applicant is requesting to install a wood chip berm in place of the silt fence; Chairman Ceppetelli requested Mr. Hesketh to clarify the purpose of the substitution. Mr. Hesketh suggested there is an existing fence at that point, so they will have the swale lower than the fence so the swale will intercept the water. Mr. Dearborn is requesting to use the wood chip berm rather than the silt fence. Chairman Ceppetelli questioned if the berm would stay there, or decompose? Wetlands Agent Newton reported she had discussed this issue with Town Engineer Norton; he would prefer the wood chip berm rather than the silt fence.

Chairman Ceppetelli noted that on the northwest corner the expansion area is pretty close to the wetlands delineation; he questioned if anything is proposed to detain the material storage area and prevent it encroaching on the wetlands? Mr. Dearborn indicated he would be farming that area. Mr. Hesketh suggested they are proposing a ring around the access driveway to the pile. Chairman Ceppetelli questioned how close that area is to the wetlands? Mr. Hesketh estimated it would be approximately 25'. Chairman Ceppetelli questioned if there would be a problem with putting in jersey barriers? Mr. Dearborn indicated he would NOT put in jersey barriers because he might want to drive off the field to move around. Commissioner Koczera opposed the installation of jersey barriers as it would prevent Mr. Dearborn from moving around with his tractor. Mr. Dearborn reiterated he would NOT put anything in that would hinder his moving around the farming area. Mr. Hesketh revised his estimate of distance to the wetlands to be 30'; he felt it would be difficult for any material to migrate that far. Mr. Hesketh noted they are providing access around the perimeter for public safety access. Commissioner Hocutt questioned that the public safety access strip would always be there? Mr. Hesketh replied affirmatively. Commissioner Hocutt felt material wouldn't then be deposited in that area.

Commissioner Savaria referenced Mr. Hesketh's memo (dated 5/25/2011, page 4, final paragraph) which indicated Mr. Dearborn had dug a test pit in the area of the proposed expansion area during May, 2011. Mr. Dearborn reported he was told to dig a test pit 2' deep; he dug the pit at 5 in the evening and it was open through the next day. No water went into the test pit. Commissioner Savaria clarified that he wasn't questioning Mr. Dearborn's comments but he questioned if anyone

**TOWN OF EAST WINDSOR
INLAND WETLANDS WATERCOURSE AGENCY
Regular Meeting – June 1, 2011**

6

else saw him dig the pit? Mr. Dearborn indicated he took pictures. Mr. Dearborn felt this isn't really an expansion; he originally received approval to go out to the well casing. What he wanted to do was swap that area for farming and storage. He suggested he probably should have requested a Site Plan Modification. Chairman Ceppetelli suggested the storage is getting closer to the wetlands. Mr. Dearborn indicated the area has been farmed for 4 years; it isn't an expansion; it's a swap.

Chairman Ceppetelli felt there were still several items outstanding which would prevent the Commission from approving this Application this evening. He suggested the Commission would need an extension of the Application timeframe to continue further review.

Wetlands Agent Newton reiterated the following items remain outstanding.

1. Final plans should contain the signature of the surveyor and the wetlands/soil scientist.
2. Report from David Askew regarding wetlands remediation and a confirmation that what's being proposed by George Logan will work.
3. D-1 to D-7 wetlands delineation signature
4. Map and block numbers on the plan should be updated
5. Submission of bond estimate.

Commissioner Baker referenced item #6, (page 4, of Mr. Hesketh's memo dated 5/25/2011.) Commissioner Baker referenced the comment that George Logan did test pits but that no data had been submitted. He questioned that wouldn't it be possible to tell where the original wetlands soil was by digging the test pits? Wetlands Agent Newton replied affirmatively. Commissioner Baker felt the question seems to be coming back to where is the original grade.

Wetlands Agent Newton reported she spoke with David Askew verbally. The wetlands scientist will be in the field to decide where they need to dig down to in order to sustain wetlands plantings; it will be kind of a field determination. The original contours were surveyed prior to any activity being done at the site so that will be the starting point. Commissioner Baker questioned if David Askew will be involved in that review? Wetlands Agent Newton noted the Commission pays a fee for such assistance; the Commission must decide if they want Mr. Askew's involvement.

Commissioner Slate questioned how much of the Application can be approved by Wetlands Agent Newton to allow work to commence? Chairman Ceppetelli suggested this Application was beyond the scope of approval authority the Commission has given Wetlands Agent Newton.

Chairman Ceppetelli questioned if the Applicant would be amenable to requesting an extension of the pending Application? Mr. Hesketh requested a few minutes to speak with Mr. Dearborn; both parties left the Meeting Room to discuss options in private.

Upon their return Wetlands Agent Newton reported FOR THE RECORD the Commission has received a request from the Applicant for a 65 day period to continue the Application to the Commission's next regularly scheduled Meeting.

MOTION: To CONTINUE Application #04-2011 – NEWBERRY ROAD ENTERPRISES, LLC: Wetlands Restoration/Expansion of Volume Reduction Facility. This property is

**TOWN OF EAST WINDSOR
INLAND WETLANDS WATERCOURSE AGENCY
Regular Meeting – June 1, 2011**

7

located at 68 Newberry Road, nearest intersection being Craftsman Road. Assessor's Map 093, Block 19, Lot 006. Application continued until the Commission's next regularly scheduled Meeting on July 6, 2011 at 7:00 p.m. in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT. 06016.

Koczera moved/Slate seconded/

VOTE: In Favor: Unanimous (Ceppetelli/Koczera/Osborn/Savaria/Slate/Baker/Hocutt)

Opposed: No one

Abstained: No one

NEW BUSINESS: #05-2011: NEWBERRY ROAD ENTERPRISES, LLC: Stump Land for Expansion of Agricultural Crop Land. This property is located at 68 Newberry Road – Rear, nearest intersection being Craftsman Road. Assessor's Map 093, Block 19, Lot 009. (65 day application period ends June 10, 2011):

Chairman Ceppetelli read the description of this Item of Business. He reported that at this time the Commission has no information regarding this Application.

Mr. Dearborn indicated he won't be doing anything with this piece of property; he will let it sit there. He felt the information requested was ridiculous.

Chairman Ceppetelli questioned if Mr. Dearborn intended to withdraw the Application: Mr. Dearborn responded YES.

Chairman Ceppetelli NOTED FOR THE RECORD the Application has been withdrawn; no motion made, application withdrawal noted/accepted.

NEW BUSINESS: #07-2011 – WALTER E. BASS, JR./McLellan Way: North Road and Winkler Road, 20 Unit Condominium Project (McLellan Way) with regulated activity due to discharge from proposed detention basin and building construction on 47+/- acres. This property is located on North Road with frontage on Winkler Road; nearest intersection is Borrup Road. Assessor's Map 114, Block 24, Lot 005. (65 day application period ends July 8, 2011):

LET THE RECORD SHOW Commissioner Koczera stepped down from service on this Application.

Appearing to discuss this Application was Robert Arsenault, professional engineer, representing the Applicant, Walter Bass, Jr.

Mr. Arsenault referenced Sheet 1A of the plan before the Commission, noting the plan shows the entire parcel, which contains 47+/- acres. The parcel is bounded on the north by North Road, and by Winkler Road at the southwest corner. The map shows the entire 47 acres; the wetlands have been plotted by Mike Gragnolati. The wetlands line has been shown on the plans as the blue dashed line, while the 150' distance for the upland review area is shown as the light blue line. For the most part the site contains mature trees, except for the southwest corner which is presently an open farm field.

**TOWN OF EAST WINDSOR
INLAND WETLANDS WATERCOURSE AGENCY
Regular Meeting – June 1, 2011**

8

This open area is where they are proposing development of 2 buildings, each of which will contain 10 condominium units. The sewer will run 800' south along Winkler Road. Access to the site will be provided off Winkler Road; the access drive will end in an interior cul-de-sac. Parking will be provided for residents and visitors. Run off from the site will be directed to a detention basin. There will be a zero increase in peak run off in a 100 year storm.

Mr. Arsenault indicated they will cause a minor intrusion of the wetlands to properly grade the site. There will be approximately 1 ¾ acres of disturbance in the uplands review area which is caused by a corner of one of the buildings, the cul-de-sac, and a gazebo. Mr. Arsenault suggested they will be over-excavating the detention basin to create a good area for water quality storage.

Mr. Arsenault referenced Wetlands Agent Newton's memo of 5/25/2011. Item #1 requested identification of the species proposed to be planted within the vegetated buffer for the detention basin. Mr. Arsenault indicated they are proposing to use dogwood trees, arborvitae, and juniper; those species have been labeled on the plan. They are also proposing to provide an area for a common community garden for the residents. Mr. Arsenault referenced Sheet 6 of the plans which shows the installation of silt fences along the down slope areas and continuing around on the north side of the development to provide erosion controls and to protect the wetlands. Item #2 requested that the map and block number of the parcel be updated on the plan; Mr. Arsenault indicated the plans now show the new Assessor's map and block number. Item #3 noted that a development phase line was shown on the plans. Mr. Arsenault suggested that at this point they are confining development to these 20 units and have removed the phase line from this plan submission.

Mr. Arsenault also noted they are proposing an anti-tracking apron at Winkler Road and stockpile areas for temporary storage of top soil and native material taken out during construction of the detention basin.

Mr. Arsenault referenced Town Engineer Norton's memo dated 6/1/2011. Item #1 suggests roof leaders for Building #1 should be connected to roof leaders for Building #2. Item #2 requested adding to the plan the size of riprap proposed for the inlet and outlet structures for the detention basin. Item #3 requested that calculations for the water quality basin be submitted. Item #4 requested the size of the pipe being used be added to the plans. Mr. Arsenault indicated they have no problem complying with all of Town Engineer Norton's recommendations.

Commissioner Savaria questioned if the drainage calculations had been received? Wetlands Agent Newton reported that they have now been received and reviewed by Town Engineer Norton. Town Engineer Norton provided Wetlands Agent Newton with his memo at 4 o'clock this afternoon; he had noted his comments could be added as conditions of approval. She noted Mr. Arsenault has addressed her comments. There is no wetlands impact, except for the corner of the building and minor uplands disturbance.

Wetlands Agent Newton noted she has provided them with a potential approval motion, as they had requested. The Commission can adjust the motion, or add conditions, as they prefer.

Chairman Ceppetelli questioned if the Applicant is providing any Maintenance Schedule for the

**TOWN OF EAST WINDSOR
INLAND WETLANDS WATERCOURSE AGENCY
Regular Meeting – June 1, 2011**

9

detention basin to keep it clean and functioning appropriately? Mr. Arsenault indicated he could provide that additional information, although the responsibility for that maintenance will fall to the condominium association, and reference to the detention will be in the condominium documents. It was noted the Maintenance Schedule will be required by the Planning and Zoning Commission as well.

MOTION: To APPROVE Application #07-2011 – WALTER E. BASS, JR./McLellan Way: North Road and Winkler Road, 20 Unit Condominium Project (McLellan Way) with regulated activity due to discharge from proposed detention basin and building construction on 47+/- acres. This property is located on North Road with frontage on Winkler Road; nearest intersection is Borrup Road. Assessor's Map 114, Block 24, Lot 005. Approval is granted subject to conformance with the referenced plans (as may be modified by the Conditions) and the following conditions:

REFERENCED PLANS:

- Improvement Location Survey, Plan of McLellan Way, Winkler Road, East Windsor, CT. Robert J. Arsenault, P. E. 401 High Street, East Hartford, CT., Prepared by: Gary B. LeClair, LLC, 57 Acorn Drive, Windsor Locks, CT. 860-627-8200, Dated: 3-19-11.

Standard Conditions #1 through #16.

Additional Conditions as referenced in Town Engineer Norton's memo dated June 1, 2011:

1. All structures and associated measures are located outside of the wetlands. The only apparent wetland disturbance is some grading associated with the outfall from the detention basin. Rip-rap is kept out of the wetlands.
2. Roof leaders from building #1 should be tied into CB #2 to insure a zero increase in runoff to the West.
3. The sizing of the rip-rap outlet protection pads should be added to the plans.
4. The storm water quality calculations should be submitted for review.
5. The storm drainage pipe sizing calculations should be submitted for review.

Savaria moved/Osborn seconded/

VOTE: In Favor: Unanimous (Ceppetelli/Osborn/Savaria/Slate/Baker/Hocutt)

Opposed: No one

Abstained: No one

LET THE RECORD SHOW Commissioner Koczera returned to service on the Board.

NEW APPLICATIONS TO BE RECEIVED:

Chairman Ceppetelli read the description of this new Application. Wetlands Agent Newton reported the Applicant came in yesterday with this Agenda Addition; the Application is for the construction of a concrete block wall which will be leveled off to store equipment and trailers. The Application fee has been paid, and the plans submitted. The Application is complete for plan acceptance.

**TOWN OF EAST WINDSOR
INLAND WETLANDS WATERCOURSE AGENCY
Regular Meeting – June 1, 2011**

10

Chairman Ceppetelli queried the Commission for questions for the Applicant for the next meeting?

Commissioner Savaria noted it looks like the Applicant will be discharging onto the adjacent property. Wetlands Agent Newton reported that's where the drainage goes now.

Commissioner Koczera suggested the Applicant is filling wetlands to create a new area; he questioned doesn't the Commission/Town get more than a 1:1 ratio? Commissioner Koczera felt this is prime wetlands the Applicant is filling. Wetlands Agent Newton noted she has not had an opportunity to review the plans as they were received yesterday. There was no wetlands assessment report from a soil scientist with the Application material.

Gerry Wilcox, the Applicant, joined the Commission at the table. He indicated he has the report and will submit it. Chairman Ceppetelli requested that the report be provided to Wetlands Agent Newton as soon as possible.

Commissioner Baker questioned if part of the assessment report would address wildlife issues? Wetlands Agent Newton reported she is very familiar with this site; there is a sliver of wetlands which isn't that wide. She suggested there is not a lot of habitat in that area. The connection has been broken off because of the activity adjacent to this location.

Commissioner Baker questioned if there would be any wetlands plantings? Mr. Wilcox suggested he will bring that information for the next meeting as well. Wetlands Agent Newton reported the Applicant is proposing a wet bottom detention basin; they turn into wetlands and that's what is being proposed as mitigation for the other site.

Commissioner Savaria questioned what the wall was for? Mr. Wilcox suggested there is a steep grade in the area; he knows the Commission doesn't want to have more than a 2:1 slope so he is proposing the wall.

The Commission had no further questions regarding receipt this Application.

MOTION: To ACKNOWLEDGE RECEIPT of Application #08-2011: GERRY WILCOX – 50 Newberry Road, Request for permit for regulated activities – to include construction of a concrete block wall and the construction of a detention basin for the expansion of equipment storage and trailer parking by filling of approximately 2,150 square feet of wetlands and creating 2,150 square feet of wetlands. This property is located on Newberry Road; nearest intersection is Thompson Road. Assessor's Map 092, Block 19, Lot 004. (65 day application period ends August 5, 2011).

Savaria moved/Osborn seconded/

VOTE: In Favor: Unanimous (Ceppetelli/Koczera/Osborn/Savaria/Slate/Baker/Hocutt)

Opposed: No one

Abstained: No one

**TOWN OF EAST WINDSOR
INLAND WETLANDS WATERCOURSE AGENCY
Regular Meeting – June 1, 2011**

11

MISCELLANEOUS: Nothing to present.

AGENT DECISIONS: None to report.

STATUS REPORTS:

- Wetlands Agent Newton reported the Citation Hearing for James Balch is scheduled for June 16th in the Planning Office. She indicated she will not be attending the Commission's July Meeting, but she will leave a memo regarding the status of the Hearing.
- Pending Legal issues await the Appellate Court's decision.
- Wetlands Agent Newton reported the recent passage of a bill which requires that the Commission update our local regulations. The bill took affect May 9th and addresses only permits expiring in the period 5/9 to 7/10/2011. Permits which expire only within that time period will be good for 14 years. While the Public Act supersedes local regulations Wetlands Agent Newton suggested revision of the Commission's regulations for clarity.

CONFERENCES/SEMINARS/TRAINING:

Wetlands Agent Newton reported there are no conferences or other opportunities for training at present. She has a packet of court decisions she will provide for the Commissioner's review prior to the July Meeting.

CORRESPONDENCE: None received.

GENERAL BOARD DISCUSSION:

- Wetlands Agent Newton recalled that over a year ago a separate Conservation Commission was created, which required that the number of Inland Wetlands Commissioners be reduced to a total of 7 – 5 regular and 2 alternate members. She noted the Town has established an Ordinance regarding member's attendance at Board Meetings. Staff has created a spreadsheet of member's attendance over the past two years; several members have missed at least 6 meetings, which is over half the annual meeting schedule. Wetlands Agent Newton noted that with regard to Land Use Boards it's critical that members attend, especially if they should be participating in a vote on an application. If members have missed a meeting they must come in and listen to the tapes; reading the Minutes isn't enough. She noted that the Planning and Zoning Commission (PZC) is looking for members; members dropping off this Board could still be involved with land use issues by joining the PZC. Selectman Pippin offered that the Commission has until the end of 2012 to complete the reduction.
- Chairman Ceppetelli suggested he liked the submission of the potential approval motion, which includes identification of the Standard Conditions. He suggested moving Standard Condition #14 to the end (becoming Condition #16) which would then allow additional conditions to follow as bullets a, b, c, etc. to Condition #16. Wetlands Agent Newton

**TOWN OF EAST WINDSOR
INLAND WETLANDS WATERCOURSE AGENCY
Regular Meeting – June 1, 2011**

12

concurred with the suggestion.

- Commissioner Koczera cited concern that when the Fire Department installs the dry hydrant on Rockville Road soil will get into the water. Wetlands Agent Newton noted she would be looking to the contractor to use best management practices during installation, but with something like a dry hydrant it would be impossible to keep soil out of the water.

PUBLIC PARTICIPATION (Discussion on non-Agenda items only):

None of the members of the audience requested to speak.

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 8:35 p.m.

Osborn moved/Slate seconded/VOTE: In Favor: Unanimous

Respectfully submitted:

Peg Hoffman, Recording Secretary, Inland Wetlands and Watercourse Commission